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*Lib. Norponiente*

# Industrial Macrolot near Obrajuelo, Limítrofe Querétaro, Guanajuato

<i>ID: BLQR226</i>	<i>Location: Guanajuato</i>
<i>Zone: Obrajuelo</i>	<i>Type: Land</i>
<i>Land: 169,300 m<sup>2</sup> / 1,822,345.20 ft</i>	<i>Land ha: 16.93 ha / 41.83 ac</i>



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**Superficie total:  
169,300 m<sup>2</sup>**

**GUANAJUATO**

**QUERÉTARO**

**Desarrollo  
Residencial**

**Libramiento Norponiente**

**Sonterra**

**Punta de  
Obrajuelo**

**La Toscana**

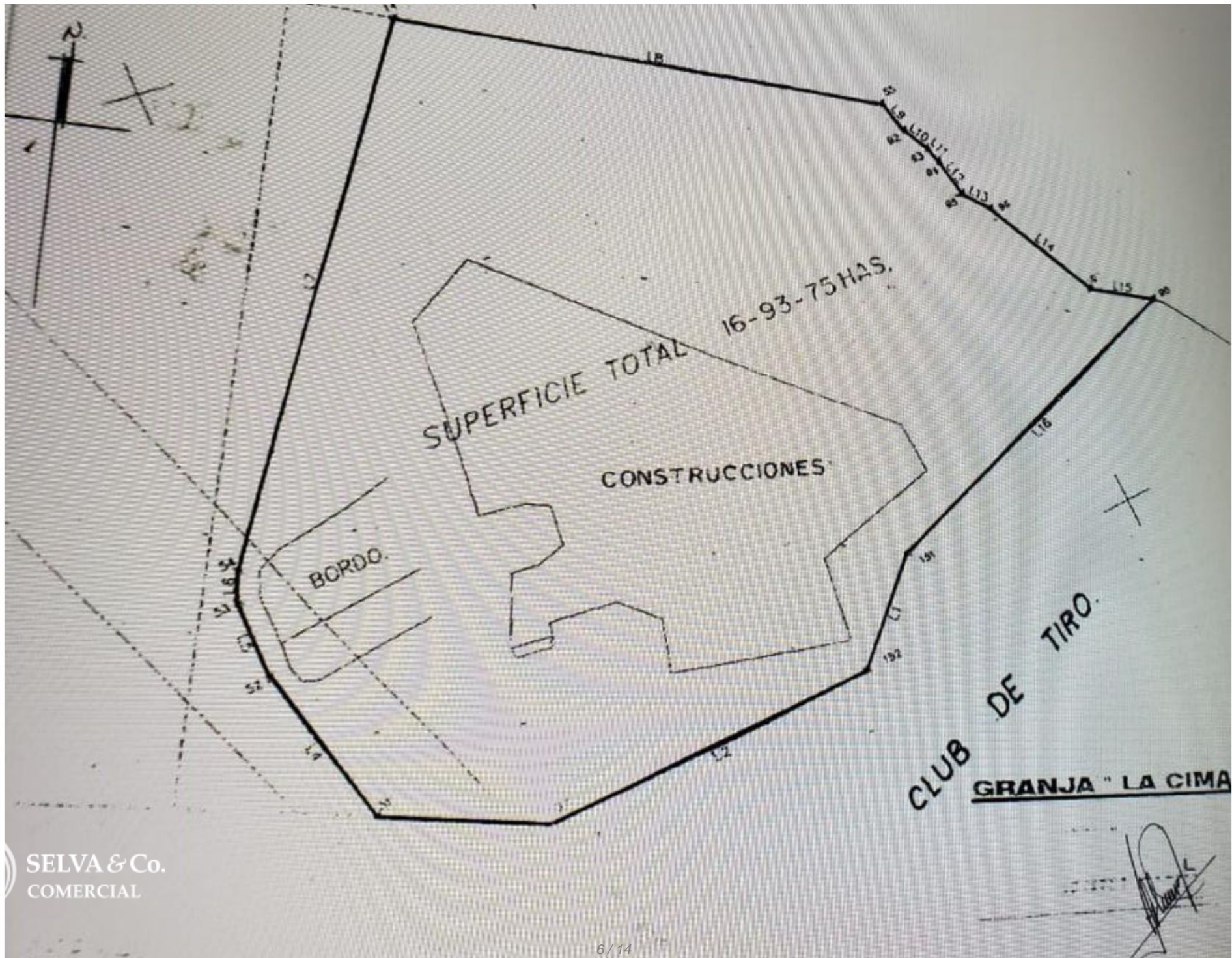


**Club de tiro**

**Valle verde**

**Residencial  
Los Cantaros**





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**Obrajuelo**



**Punta de Obrajuelo**



Valle verde

Residencial los Cantaros

Sonterra

La Toscana

Parque Industrial

Parque Industrial

**El Castillo**



**Santiago  
de Querétaro**

**Cerrito  
Colorado**

**Libramiento Norponiente**

**El castillo  
Guanajuato**



## Description

BLQR226 JP

Industrial Macrolot near Obrajuelo, Limítrofe Querétaro, Guanajuato

Industrial macrolot with an excellent location, bordering Querétaro. Just 5 minutes from the new Toyota plant in Querétaro and with access to major transportation routes such as the Querétaro-León Highway, the Libramiento Sur Poniente, and only 20 minutes from downtown Querétaro.

### LOT FEATURES

Located on a plateau with spectacular landscape views

Includes some rustic constructions

Delimited with rustic fencing

## SERVICES

Electricity

Potable water

Water well

## LAND USES

Agricultural

Livestock

Industrial

Recreational

Potential residential

## LOCATION

Industrial land for sale along Libramiento Norponiente en Queretaro, Mexico.

20 minutes from Downtown Querétaro

50 minutes from Querétaro International Airport

## PROPERTY STATUS

The property has a public deed and all documentation and payments are up to date, ensuring full legal certainty.

## DISCLAIMER

This property is listed in collaboration with the exclusive agent; no co-brokerage commission is offered to other agents or agencies.

## OFFICIAL PRICE

The official price of this property is \$112,500,000 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images presented are for illustrative purposes and may differ from the final product in features and location.

Prices are subject to change without notice. Contact us to send you updated information.

Schedule your appointment to visit the area or call us to answer your questions.

# Location





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